



**STUDY PLAN NOTES:**

- THE SITE IS LOCATED ON THE CITY OF WARWICK, RHODE ISLAND ASSESSOR'S PLAT 328 LOTS 408, 409, 410, 411 & 412.
- THE SITE IS APPROXIMATELY 1.18± ACRES AND IS ZONED GB (GENERAL BUSINESS).
- THE OWNER OF THE SITE IS:  
ILLIANO EUGENIA L. TRUSTEE  
ILLIANO EUGENIA L. REVOCABLE TRUST  
1 MEADOWBROOK RD  
NORTH PROVIDENCE RI 02911
- THIS SITE IS LOCATED IN FEMA FLOOD ZONES X. REFERENCE FEMA FLOOD INSURANCE RATE MAP 440303032H, MAP REVISED SEPTEMBER 18, 2015.
- THE SITE IS WITHIN A:  
TYPE GB GROUNDWATER  
THE SITE IS NOT WITHIN A:  
FLOOD HAZARD OVERLAY DISTRICT (TOWN)  
GROUNDWATER PROTECTION AREA (RIDEM)  
NATURAL HERITAGE AREAS (RIDEM)  
SOLE SOURCE AQUIFER (RIDEM)  
GROUNDWATER RESERVOIR (RIDEM)  
GROUNDWATER RECHARGE ZONE (RIDEM)

**DIMENSIONAL REGULATIONS:**

CURRENT ZONING:	GB	GAS	PROVIDED
MINIMUM LOT AREA:	6,000 SF	10,000 SF	51,215 SF
MINIMUM FRONTAGE AND LOT WIDTH:	60'	100'	263'
MINIMUM FRONT AND CORNER SIDE YARD:	25'	-	32.8'
MINIMUM SETBACK FOR GAS PUMPS:	-	15'	43.5'
MINIMUM SIDE YARD:	15'	-	51.7'
MINIMUM REAR YARD:	20'	-	-
MINIMUM SETBACK TO RESIDENTIAL:	40'	-	-
BUILDING PAVEMENT:	-	-	51.7'
MAXIMUM STRUCTURE HEIGHT:	40'	-	21.8'
MINIMUM LANDSCAPE OPEN SPACE:	10%	-	31%
MAXIMUM SIGN HEIGHT:	15'	-	15'
MINIMUM SIGN SETBACK:	10'	-	0'

\*VARIANCE REQUIRED

**ZONING ORDINANCE REFERENCES**  
ON CORNER LOTS, THE REQUIRED FRONTAGE AND WIDTH SHALL BE NECESSARY ONLY ON ONE STREET PROVIDED THAT THE SECOND STREET FRONTAGE MAINTAINS THE MINIMUM OF 80 PERCENT OF THE FRONTAGE REQUIREMENT.  
ON CORNER LOTS, THE REAR SETBACK SHALL CONFORM TO THE SIDE SETBACK REQUIREMENTS.  
A 20'-FOOT WIDE LANDSCAPED BORDER SHALL BE PROVIDED ALONG ANY PROPERTY LINE THAT ADJUTS A RESIDENCE DISTRICT, FDR OVERLAY DISTRICT, RESIDENTIAL PLD OVERLAY DISTRICT, OR AN OPEN SPACE DISTRICT.  
A COMMERCIAL BUILDING OR USE INCLUDING AN ACCESSORY BUILDING OR USE SHALL BE SET BACK A MINIMUM OF 40 FEET FROM AN ADJUTING RESIDENCE DISTRICT, FDR OVERLAY DISTRICT, RESIDENTIAL PLD OVERLAY DISTRICT, AND OPEN SPACE DISTRICT.  
BUILDING PROJECTIONS, PROJECTIONS OF WINDOW SILLS, BELT COURSES, EAVES, CORNICES AND OTHER ORNAMENTAL FEATURES MAY EXTEND UP TO TWO FEET INTO ANY REQUIRED YARD.

**PARKING REGULATIONS:**

PARKING USE:	RETAIL (OTHER)
PARKING REQUIREMENT:	1 SPACES PER 200 SF (GFA)
BUILDING SQUARE FOOTAGE (GFA):	4,600 SF
PARKING CALCULATIONS:	4,600/200 = 23 SPACES
ADA PARKING REQUIREMENT:	2 SPACES

  

	REQUIRED	PROVIDED
PARKING SPACES:	23	31
ADA PARKING SPACES (26-50)	2	2
PARKING SPACE SIZE:	9' X 18'	9' X 18'
	24' (30' MAX)	24' - 40'
MINIMUM DRIVE-THRU WIDTH:	11'	12'
LANDSCAPE BUFFERS AT FRONTAGE:	10'	10'
LANDSCAPE BUFFER AT FRONT/SIDE YARD:	10'	10'
LANDSCAPE BUFFER AT RESIDENTIAL USE:	20'	21.8'
BUFFER AROUND BUILDING:	5'	0' - 10'
DRIVEWAY SEPARATION:	> 20'	> 20'
INTERIOR LANDSCAPING:	5%	5.8%
MINIMUM LOADING AREA DIMENSION:	60' X 14'	55' X 12' *

\*VARIANCE REQUIRED

**GENERAL NOTES:**

- THE SITE IS PROPOSED TO BE BUILT IN 1 PHASE.
- DETAILED SOIL EROSION AND SEDIMENT CONTROL MEASURES TO BE INCORPORATED AT THE PRELIMINARY DESIGN STAGE AND WILL CONFORM TO RIDEM BEST MANAGEMENT PRACTICES.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- THE DRAINAGE SYSTEM WILL MEET THE CITY OF WARWICK SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE STORMWATER MANAGEMENT SYSTEM WILL MEET THE RIDEM BEST MANAGEMENT PRACTICES.

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**LEONARD R. BRADLEY**  
No. 6610  
REGISTERED PROFESSIONAL ENGINEER CIVIL

THIS PLAN SET MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED AND SIGNED FOR CONSTRUCTION AND STAMPED BY AN ENGINEER OR ARCHITECT.  
DIPRETE ENGINEERING ONLY WARRANTS PLANS ON A DIPRETE PROFESSIONAL ENGINEER OF DIPRETE ENGINEERING. DIPRETE ENGINEERING DOES NOT WARRANT PLANS BY ANY OTHER PARTY.  
THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONFORMANCE IN THE IMPLEMENTATION OF THIS PLAN AND EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. ONLY DIPRETE ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED DUE TO CLONING OF EXISTING UTILITIES.

NO.	DATE	DESCRIPTION	DESIGN BY: MAH
1	6-17-2021	PLANNING COMMENTS	S.B.G.
2	6-22-2021	DESIGN PLAN SUBMISSION	S.E.H.
3	6-22-2021	DESIGN PLAN SUBMISSION	D.P.T.

DESIGN BY: MAH

**SITE LAYOUT PLAN**  
**SEASONS CORNER MARKET**  
ASSESSOR'S PLAT 328 LOT 408, 409, 410, 411, AND 412  
WARWICK, RHODE ISLAND  
PREPARED FOR:  
**COLBEA ENTERPRISES**  
2050 PLAINFIELD PIKE, CRANSTON, RHODE ISLAND 02921  
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